



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

September 24, 2007

TO: Sorin Alexanian, Hearing Officer

FROM: Donald Kress, Regional Planning Assistant II
Land Divisions Section

**SUBJECT: TENTATIVE PARCEL MAP NO. 062355
AGENDA ITEM NO. 5, September 25, 2007**

PROJECT BACKGROUND

As you recall, Tentative Parcel Map No. 062355 is a subdivision proposal to create one multi-family lot with four (4) attached condominium units on 0.33 gross acres, located at 5639 Angelus Avenue, San Gabriel, in the East San Gabriel Zoned District.

At the initial public hearing on August 21, 2007, the applicant, his representative, and two neighbors appeared and testified. The Hearing Officer directed the applicant to consider reconfiguring the proposed subdivision so that the driveway, which was originally proposed to be on the west side of the property would be moved to the east side and a narrow landscape strip added to the driveway. This direction was in response to testimony by neighbors concerning the proximity of the attached condominium building to the single family residence immediately to the east of the subject property. Reconfiguring the driveway would create a buffer between the proposed condominium building and the neighbor the east.

STAFF EVALUATION AND RECOMMENDATION

On September 14, 2007, staff has received the attached e-mail from the applicant indicating he is unwilling to make the requested reconfiguration.

If the Hearing Officer feels that the relocation of the driveway is an integral component in ensuring the compatibility of the project with the surrounding area, staff recommends denial of the tentative map before the Hearing Officer.

If the Hearing Officer does not feel that the relocation of the driveway is an integral component in ensuring the compatibility of the project with the surrounding area, staff recommends approval of the tentative map before the Hearing Officer.

SMT:dck